

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County

State: CO

PJ's Total HOME Allocation Received: \$7,511,991

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 11			
% of Funds Committed	94.99 %	91.49 %	3	90.66 %	82	85	
% of Funds Disbursed	85.07 %	85.94 %	8	81.06 %	58	60	
Leveraging Ratio for Rental Activities	7.41	7.79	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.51 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.57 %	73.00 %	4	68.23 %	67	73	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.77 %	82.82 %	11	79.86 %	21	19	
% of 0-30% AMI Renters to All Renters***	48.17 %	46.83 %	4	44.82 %	52	56	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.67 %	97.15 %	5	94.65 %	55	60	
Overall Ranking:			In State: 3 / 11	Nationally:	81	83	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$4,807	\$17,052		\$25,419	602 Units	60.70 %	
Homebuyer Unit	\$7,656	\$6,931		\$14,530	303 Units	30.50 %	
Homeowner-Rehab Unit	\$14,828	\$19,344		\$20,251	6 Units	0.60 %	
TBRA Unit	\$2,806	\$2,725		\$3,156	81 Units	8.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,082	\$97,698	\$14,828
State:*	\$77,423	\$85,273	\$19,949
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	3.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.94

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	64.4	65.3	100.0	74.1
Black/African American:	5.8	2.7	0.0	8.6
Asian:	3.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.2	0.0	0.0	0.0
Black/African American and White:	0.7	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	5.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	24.6	25.5	0.0	17.3
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HOUSEHOLD SIZE:

1 Person:	29.0	20.4	60.0	11.1
2 Persons:	20.0	15.3	20.0	23.5
3 Persons:	23.5	24.5	20.0	42.0
4 Persons:	12.5	15.6	0.0	8.6
5 Persons:	9.0	17.7	0.0	3.7
6 Persons:	3.8	5.1	0.0	3.7
7 Persons:	1.2	0.3	0.0	1.2
8 or more Persons:	1.2	1.0	0.0	6.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.1	19.4	0.0	12.3
Elderly:	6.8	0.3	60.0	0.0
Related/Single Parent:	45.6	42.9	20.0	72.8
Related/Two Parent:	10.8	29.9	0.0	14.8
Other:	6.7	7.5	20.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	26.3	1.0 [#]
HOME TBRA:	4.5	
Other:	4.8	
No Assistance:	64.4	

of Section 504 Compliant Units / Completed Units Since 2001 190

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County

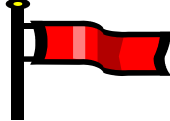
State: CO

Group Rank: 81
(Percentile)

State Rank: 3 / 11 PJs

Overall Rank: 83
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.57	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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